



521 35 Street Calgary Alberta

\$999,900

Welcome to this extraordinary custom-built semi-detached home, nestled in the highly sought-after community of Parkdale. Boasting over 3,000 square feet of elegant and functional living space across three meticulously designed levels—plus a fully developed basement—this remarkable residence offers the perfect blend of sophistication, comfort, and modern convenience. Featuring four spacious bedrooms and four well-appointed bathrooms, this air-conditioned home is ideal for professionals, growing families, or anyone who loves to entertain in style. As you step inside, you'll be welcomed by a warm and inviting main floor adorned with rich dark wood accents and custom built-ins. Recently refreshed with brand new carpeting and a fresh coat of paint, this home exudes pride of ownership and thoughtful maintenance throughout. The formal dining room, anchored by an elegant gas fireplace, sets the stage for memorable dinner parties and family gatherings. Gleaming hardwood floors guide you into the heart of the home—a gourmet kitchen outfitted with an oversized center island, breakfast bar seating, and an abundance of cabinetry for all your culinary essentials. The open-concept layout flows seamlessly into the living area, where a second gas fireplace creates a cozy ambiance. From here, patio doors open onto the beautifully landscaped backyard, complete with mature trees and direct access to a double detached garage. Upstairs, the primary bedroom is a true private retreat featuring a gas fireplace and luxurious five-piece ensuite with a rain shower, deep soaker tub, dual vanities, and a generous walk-in closet. A unique spiral staircase from the primary bedroom leads to the third-floor loft—a versatile space enhanced by a double-sided gas fireplace. Whether used as a home office, reading nook, or creative studio, it's a hidden gem with a cleverly concealed door that leads ...

Primary Bedroom 18.08 Ft x 11.42 Ft

Other 7.67 Ft x 6.00 Ft

5pc Bathroom 9.92 Ft x 9.58 Ft

Bedroom 9.92 Ft x 9.25 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Bedroom 11.92 Ft x 9.25 Ft

Recreational, Games room 17.08 Ft x 13.33 Ft

Other 6.00 Ft x 4.00 Ft

Bedroom 10.83 Ft x 10.67 Ft

Other 12.75 Ft x 7.75 Ft

3pc Bathroom 7.25 Ft x 5.67 Ft

Furnace 9.83 Ft x 7.67 Ft

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Listing Presented By:



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Other	5.75 Ft x 5.08 Ft	Living room	17.58 Ft x 12.00 Ft
Laundry room	6.33 Ft x 5.75 Ft	Kitchen	13.42 Ft x 11.00 Ft
Bonus Room	29.25 Ft x 8.42 Ft	Dining room	12.25 Ft x 9.92 Ft
Office	15.25 Ft x 11.33 Ft		